

Agency: Commerce, Community and Economic Development**Grants to Unincorporated Communities (AS 37.05.317)****Grant Recipient: Cooper Landing****Project Title:****Project Type:** New Construction and Land Acquisition

Cooper Landing - Senior Housing Garage & Workshop

State Funding Requested: \$95,000
One-Time Need**House District: 35 / R****Brief Project Description:**

Construction of a Garage/Workshop

Funding Plan:**Total Cost of Project: \$120,000**

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Local Funds	\$25,000	2009				
Total	\$25,000					

Detailed Project Description and Justification:

The senior service area for Cooper Landing Senior Citizen Corporation, Inc. (CLSCCI) geographically encompasses Primrose, Moose Pass, Hope, and Cooper Landing. The senior population is one of the highest in the state. Long range planning to serve these seniors includes development of a housing campus. Two, six apartment, units were completed in 2009, Eagles View (2007) and Ravens View (2009). These units currently comprise the Snug Harbor Senior Haven. A garage was included in the original funding requests but was not funded due to insufficient funds at the time of construction. Because the also aging senior bus (2002) has always resided in the weather, it is showing signs of deterioration. To slow the deterioration and to protect a second or replacement handicapped equipped van, a garage is needed to protect and maintain the investments. Upgrading to meet the increasing needs for safe, reliable transportation of seniors conducting volunteer work for the community (e.g., Sexy Senior Dumpster Cleaners - picking up and helping maintain transfer station facilities and collecting trash along six miles of the Seward Highway), traveling to medical facilities and doctor visits, shopping, community functions, meetings and social events. Many of the seniors served do not drive and rely on the bus to obtain basic necessities including groceries. A garage and shop will aid not only in the proper maintenance of the vehicle but will also provide for storage of snow removal and grounds keeping equipment. In addition, maintenance materials such as lubricants, ice melt, paint and cleaning supplies would be in a protected setting and not in the housing complex, as is currently occurring. Storing vehicles and other equipment outside also causes safety concerns for the senior volunteers having to maintain the equipment and to clear snow and ice from the vehicle before each use. Having a garage will allow seniors to do even more of the maintenance and provide a facility for activities and hobbies involving woodworking and mechanical projects.

Project Timeline:

Construction will be done by licensed and bonded contractors, and awarded through the competitive bid process.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Cooper Landing Senior Citizen Corporation, Inc.

Grant Recipient Contact Information:

Name: Ronald Sloan
Address: PO Box 543
Cooper Landing, AK 99572
Phone Number: (907)595-3000
Email: clscci@arctic.net

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No



KENAI PENINSULA BOROUGH

YEAR 2010 STATE CAPITAL IMPROVEMENT PROJECTS

COMMUNITY: COOPER LANDING

Funding Recipient: Cooper Landing Senior Citizen Corporation, Inc.

Project Name: Garage / Work Shop for Senior Housing Campus

Project Priority
Ranking: 1

Detailed Project Description and Justification:

The senior service area for Cooper Landing Senior Citizen Corporation, Inc. (CLSCCI) geographically encompasses Primrose, Moose Pass, Hope, and Cooper Landing. The senior population is one of the highest in the state. Long range planning to serve these seniors includes development of a housing campus. Two, six apartment, units were completed in 2009, Eagles View (2007) and Ravens View (2009). These units currently comprise the Snug Harbor Senior Haven. A garage was included in the original funding requests but was not funded due to insufficient funds at the time of construction. Because the also aging senior bus (2002) has always resided in the weather, it is showing signs of deterioration. To slow the deterioration and to protect a second or replacement handicapped equipped van, a garage is needed to protect and maintain the investments. Upgrading to meet the increasing needs for safe, reliable transportation of seniors conducting volunteer work for the community (e.g., Sexy Senior Dumpster Cleaners - picking up and helping maintain transfer station facilities and collecting trash along six miles of the Seward Highway), traveling to medical facilities and doctor visits, shopping, community functions, meetings and social events. Many of the seniors served do not drive and rely on the bus to obtain basic necessities including groceries. A garage and shop will aid not only in the proper maintenance of the vehicle but will also provide for storage of snow removal and grounds keeping equipment. In addition, maintenance materials such as lubricants, ice melt, paint and cleaning supplies would be in a protected setting and not in the housing complex, as is currently occurring. Storing vehicles and other equipment outside also causes safety concerns for the senior volunteers having to maintain the equipment and to clear snow and ice from the vehicle before each use. Having a garage will allow seniors to do even more of the maintenance and provide a facility for activities and hobbies involving woodworking and mechanical projects.

Funding Request:	\$ 95,000	Election District:	Senate:	R
Total Project Cost:	\$120,000		House:	35
Local Match (if any) and Source:	\$ 25,000	Volunteers, donations CLSCCI owns the land.		

CONTACT INFORMATION

Ronald Sloan	Phone:	907-595-3000
President	Fax:	907-595-3000
PO Box 543	E-mail:	clscci@arctic.net
Cooper Landing, AK 99572		

How has the community shown support for this project? (Volunteerism, money, resolutions, etc.)

Many members of the community have volunteered their time and talents in development of long range plans for a senior campus. Volunteer committees work diligently in fund-raising, care and outreach, community clean up, transportation and many other activities. Community members have contributed generously to the Endowment Fund that has been established as a trust fund to assist in providing resources for housing needs.

What steps have been taken to date to get this project going?

With the exception of the bus/van garage with maintenance area, the first two housing units in the long range plan for senior housing were completed in September 2009.

How did the Community select this project as a funding priority? (Community meeting, survey, etc.)

A written proposal by CLSCCI requesting \$75,000 for a bus/van garage with maintenance area was presented at the October 4, 2007 Community Club meeting and received Priority 1 ranking. Subsequent meetings including the latest Community Meeting on October 31, 2009 resulted in Priority 1 rankings. The 2009 meeting included Representative Paul Seaton, Mayor Dave Carey, Assembly Member Sue McClure; John Torgerson, Economic Development Office; Brenda Ahlberg, Borough Projects Manager and Shellie Morgan, Deputy Borough Clerk.

If you conducted a community meeting, how was it advertised? When and where was the meeting held?

Meetings were advertised through flyers displayed at the Post Office and community businesses, email, Town Crier, and placement on the monthly community calendar that is mailed to every box holder in Cooper Landing. The latest meeting on Saturday October 31, 2009 was held at the C.L. Elementary School.

Who attended? (List specific groups such as community council, APC, general public, etc.)

The general public and members of the following organizations have attended: a) Chamber of Commerce; b) CL Community Club; c) CL Emergency Services; d) Historical Society and Museum; e) CLSCCI; Walkable Communities; CL Health Clinic board members.

Who owns the property and what is the status of the land for the project?

Cooper Landing Citizen Corporation, Inc. owns and has title to the 12.5 acres on which the current two six-apartment housing units are built.

Who will own the project or facility?

Cooper Landing Citizen Corporation, Inc.

How will the project be constructed or accomplished?

Construction will be done by licensed and bonded contractors, and awarded through the competitive bid process.

Who will operate and/or maintain the project or facility?

The Cooper Landing Senior Citizen Corporation, Inc. will operate and maintain the facility.

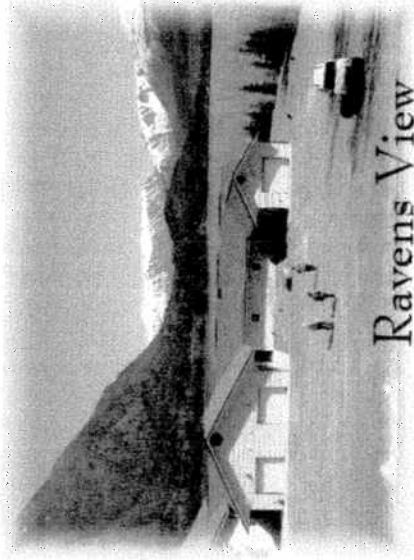
How will operations and maintenance be funded after the project is complete?

Operation and maintenance of the garage/work shop will come from the annual CLSCCI budget and Endowment Fund interest once the endowment has reached its goal.



Helen Gwin Commons

For seniors age 62+
Eagles View and Ravens View
Nestled in the Kenai Mountains
Great views of Kenai Lake
Spacious 1 and 2 BR units:
In-floor heating



Ravens View



Eagles View

Vaulted ceilings

Washer, dryer, refrigerator

Rent includes all utilities

except cable TV & phone

(and electricity in Ravens View.)

Heated garages.

Heated sidewalks

Common rooms for meetings
and fellowship.



EQUAL HOUSING
OPPORTUNITY



TRANSPORTATION

AVAILABLE

Handicapped

accessible bus

Weekly to Soldotna-

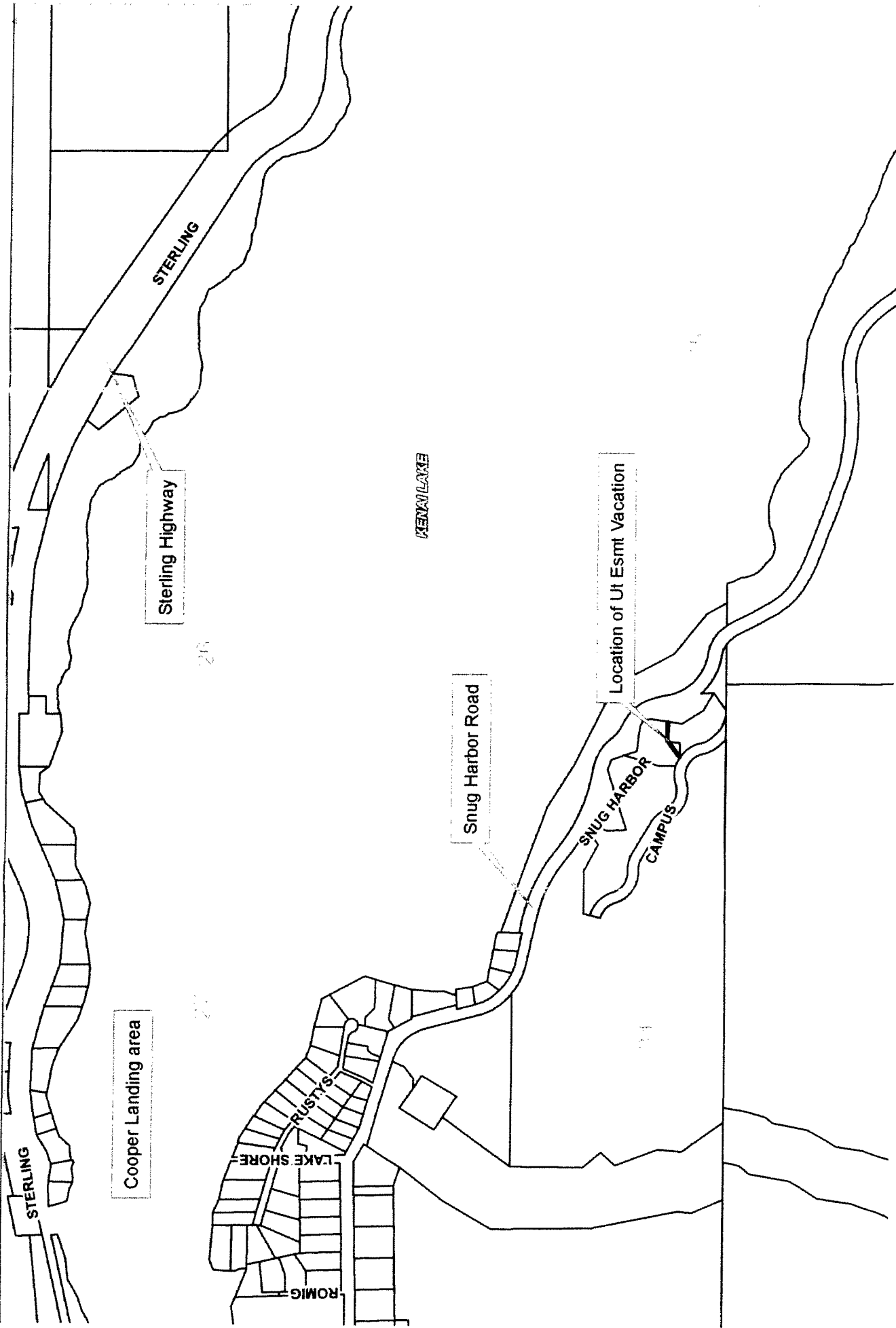
Kenai for appointments,
groceries...

Roadside and Transfer

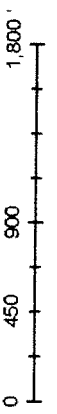
site cleanup

Fun trips

To other meetings and
places as needed



Printed on September 16, 2008



Vicinity Map

The information depicted herein is for a general reference only. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





WHAT? REQUEST FOR FUNDING
FOR BUS GARAGE/WORKSHOP

**COOPER LANDING'S NO. 1 -2010
STATE CAPITAL IMPROVEMENT
PROJECT**



KENAI PENINSULA BOROUGH

YEAR 2010 STATE CAPITAL IMPROVEMENT PROJECTS

COMMUNITY: Cooper Landing

Funding Recipient: Cooper Landing Senior Citizen Corporation, Inc.

Project Name: Garage/Work Shop for Senior Housing Campus

**Project
Priority
Ranking:** 1

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CONTACT INFORMATION

Corporation: Cooper Landing Senior Citizen Corp., Inc.

Contact: Ronald Sloan

Title: President

Mailing Address: P.O. Box 543

City, State, Zip: Cooper Landing, AK 99572

Phone: 907 – 595 – 3000

Fax: 907 – 595 – 3000

Email: clsccl@arctic.net

Election Districts: Senate District: R

House District: 35

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November 14, 2009

**Rep Paul Seaton
345 W. Sterling Highway
Suite 102B
Homer, AK 99603**

Honorable Representative Seaton:

Thank you for attending and participating in Cooper landing's Capital Projects session. Thank you also for the opportunity to provide a longer list of "needs" that our community has in the hopes that you may learn of additional funding sources.

As you know, the top two projects that were provided to the Borough for it's Capital Projects list are:

- 1. Garage for Van at Senior Housing**
- 2. Walkable Community Project**

In addition, the approximately thirty residents attended our November Community Club meeting. They voted to include the following projects:

- 1. Health Clinic**
- 2. Self Help Housing**
- 3. Community Trails**
- 4. Paving Eagles View Parking Lot (Senior Housing Complex)**
- 5. Paving Snug Harbor Road to Senior Housing**
- 6. Gun Club**

We have attached an explanation of the status relative to "shovel ready" criteria and the scope of each of the preceding six projects. We know you are aware of the need and work that has been done on the Health Clinic and appreciate your continued support for that important effort.

Again, thank you and if you have any questions or would like a briefing on any of these projects, please contact me or the project coordinators.

Sincerely,

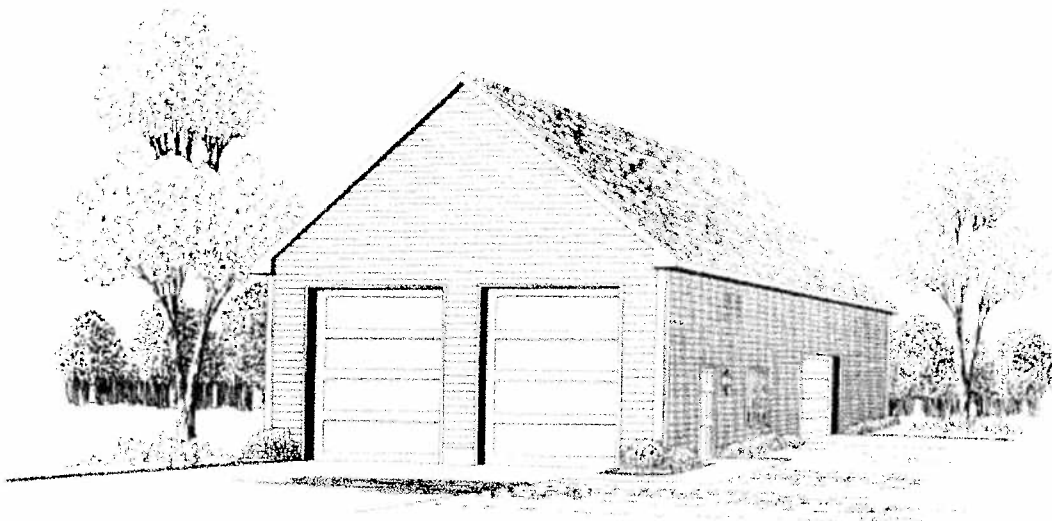
**Gary Galbraith President
Cooper Landing Community Club
PO Box 508
Cooper Landing, AK 99572**

[Archway Home Plans - Over 700 House Plans and Garage Plans for Your Dream Home](#)

- [House Plans](#)
- [Garage Plans](#)
- [How To Order](#)
- [New Plans](#)
- [Contact Us](#)

[Archway Home Plans](#) > [Garage Plan for Car Collectors](#) > [Garage Plan \(Up to 4 Cars With Space for Lift\)](#)

Garage Plan (Up to 4 Cars With Space for Lift)



Number: HYG-GR-204

Pricing & Ordering

<input type="checkbox"/> Garage Plan Package:	Three-Set Garage Package (Price: \$ 95.00) ▾
<input type="checkbox"/> Additional Sets - beyond 3:	0 Additional Sets ▾
<input type="checkbox"/> Garage Reverse Plans:	Plan as Shown ▾
<input type="checkbox"/> Materials List:	Materials List (Included with plan) ▾

Purchase Now

This extra-deep, one level garage can accommodate 4 cars--two in front and two behind. And the garage doors are 10' wide by 12' high for extra-wide and high vehicles. The height from floor to ceiling is 14' which allows space for a lift. In addition, there is an 8' by 8' overhead door on the right side. The approximate height of the plan from roof ridge to grade is 26'. For a similar plan with a

Cooper Landing News

By Mona Painter
Turnagain Times
Cooper Landing Correspondent

Halloween Costume Walk A Success

Parents and friends gathered in the Cooper Landing School gym on Oct. 28 to be treated to the Halloween costume walk as one by one the participants came through the door and walked across the darkened room as they were introduced and described by Kyle Milne. Popcorn and other refreshments were enjoyed later.

The kids are again selling holiday swags of greenery. Call the school at 595-1244 to order yours.

Congratulations to the school for winning an award for energy conservation.

Revenue Sharing and Capital Projects Meeting Addresses Priorities

Representative Paul Seaton, Kenai Peninsula Borough Mayor Dave Carey, Borough Assembly Member Sue McClure, John Torgerson from the Kenai Peninsula Economic Development District, and Borough Community & Fiscal Projects Manager Brenda Ahlberg met with community members in the school gym Oct. 31 to determine community priorities for the revenue sharing amount of \$19,600 appropriated by

It was decided the distribution list for the \$19,600 passed by the community club Sept. 24 should be amended to add something for the Walkable Community project so that will be done during the Nov. 5 CLCC meeting. Building the garage and workshop for the seniors' bus and the Walkable Community project were chosen as the top two capital priorities.

Cooper Landing School May Not Open Next Year

Mayor Carey surprised those gathered at the revenue sharing/capital projects meeting with the news that because of the low enrollment, it looks now that Cooper Landing School may not open next year. That was shocking news and many questions were asked. People were encouraged to contact Supt. Of Schools Dr. Steve Atwater and school board members. The enrollment is low now, below the state formula for school funding, but there are many pre-schoolers in the community.

Community School Health Fair November 14

Nov. 14 from 9 a.m. to 1 p.m. at the school will be your chance to get a comprehensive blood test and much more. The Mobile Mammography Coach will be on site



Mona Painter/Turnagain Times

Kids of all ages and some adults paraded at the school Halloween party Oct. 28. From the headless giant to the super hero M&M the costumed group passed before the admiring audience in the gym.

for dental and heart health, hair mercury testing, vision, and diabetes. To volunteer or exhibit call Virginia Morgan at 595-3094.

Stamp Camp Fun, Sharing And Discovery

The semi-annual Stamp Camp three days at the community hall was a retreat and very busy time for 15 women who shared stamps, techniques, meals, and music while producing Christmas and other cards, journals and scrapbook pages under the general direction of Deb

Cooper Landing Emergency Services Fund Raiser

CLES is having a PartyLite fundraiser in the school gym Sat. Nov. 7 between 11 a.m. and 2:30 p.m. Sounds like they will be sharing the space with Jeanne Acton's Mystery Quilt Class but there's room for all. PartyLite candles and home accents are lovely products.



How? The CLSCCI bus garage/workshop will be built with donations, volunteers, "sweat equity" from many hours of cleaning Dumpster sites And other fund raisers and a great financial boost from the State of Alaska!

Examples of funds raised by Cooper Landing Seniors.

Senior Haven property



COOKBOOK – 2006 and 2008

On going sale of cookbooks

2006	
2007	462.00
2008	
2009	

INCOME FOR CLSCCI FROM COOKBOOK SALES**\$****COOPER LANDING DIRECTORIES – 2007 and 2008**

Proceeds split between CLSCCI and CLHS (Museum)

2007	451.77
2008	466.31
2009	

INCOME FOR CLSCCI FROM DIRECTORY SALES**\$ 918.08****ANNUAL FLOAT TRIP – DONATION**

(Alaska Rivers Co. donated funds from float trip taken by seniors & friends)

2007	400.00
2008	1,000.00
2009	300.00

INCOME FOR CLSCCI FROM FLOAT TRIP DONATION**\$ 1,700.00****Sexy Senior Dumpster Cleaners contribution to CLSCCI.**

Dumpster Cleaning	64,360.00*
Truck Raffle for "BIG RED"	7,800.00
Securing Cooper Landing Site	49,040.00*
ALPAR Litter Patrol	16,650.00*
ADOPT-A-HIGHWAY	6,000.00*
Cookbook Sales	0
Directory Sales	918.08
Float Trip Donations	<u>1,700.00</u>
	\$146,468.08

(*Includes 2008-2009 year funding)

SEXY SENIOR DUMPSTER CLEANERS – 1997 through 2009

1st three years funds donated to Community Club after driving expenses
Money donated to CLSCCI after driving expenses

\$ 12,090.00	2001
4,410.00	2002
6,000.00	2003
6,000.00	2004
7,200.00	2005
7,200.00	2006
7,200.00	2007
9,050.00	2008
10,800.00	2009

INCOME FOR CLSCCI FOR DUMPSTER CLEANING

\$64,360.00	
\$ 7,800.00	2002

TRUCK RAFFLE FOR "BIG RED"

SECURING COOPER LANDING SITE – 2002 through 2009

\$ 4,670.00	2002	\$30 per day
4,590.00	2003	\$30 per day
6,120.00	2004	\$40 per day
6,120.00	2005	\$40 per day
6,120.00	2006	\$40 per day
6,120.00	2007	\$40 per day
7,650.00	2008	\$50 per day
7,650.00	2009	\$50 per day

INCOME FOR CLSCCI FOR SECURING SITE

ALASKANS FOR LITTER PREVENTION AND RECYCLING (ALPAR) – 2003 through 2009
(\$750.00 funds for ALPAR were split with the school 2003 and 2004 we received \$500.00 for fuel)
(Requested and received matching funds from KPB Solid Waste Department for \$1,250.00)

2,075.00	2003
2,075.00	2004
2,500.00	2005
2,500.00	2006
2,500.00	2007
2,500.00	2008
2,500.00	2009

INCOME FOR CLSCCI FOR ALPAR LITTER PATROL

ADOPT-A-HIGHWAY – 2005 through 2009 (Signs didn't get placed till 2006)
Mile 43 sponsored by UNOCAL now CHEVRON
Mile 41 cleaned for ConocoPhillips

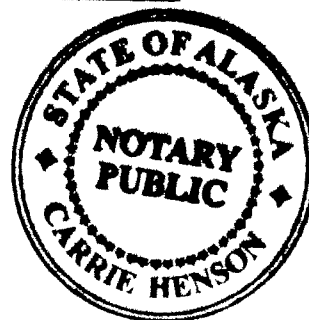
1,000.00	2006
1,000.00	2007
2,000.00	2008
2,000.00	2009

INCOME FOR CLSCCI FROM ADOPT-A-HIGHWAY

\$6,000.00

CORNER 1,
ASLS 2004-46
-1/4" Alum. Mon.
469-S, 2005

Carrie Henson
Notary Public for Alaska
My Commission Expires: 1-1-09



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough
Plat Committee at the meeting of May 27, 2008

KENAI PENINSULA BOROUGH

By:

John J. Williams
Authorized Official

OF 60' PUBLIC
MENT RECORDED
01833-0,
C. DISTRICT

COOPER LANDING SENIOR CAMPUS 2008 ADDITION

A REPLAT OF LOTS 1 AND 2
COOPER LANDING SENIOR CAMPUS, SW 2005-24
LOCATED WITHIN
SECTION 34, T.5N., R.3W., S.M., ALASKA,
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH
CONTAINING 12.490 ACRES
CREATING LOTS 1A, 2A and 2B

SURVEYOR	CLIENT
MULLIKIN SURVEYS P.O. Box 790 Homer, AK 99603	Cooper Landing Senior Citizens P.O. Box 552 Cooper Landing, AK 99572
Drawn By: TAL	Scale: 1" = 80'
Checked By: DEM/JVM	Field Book No: 257A & 257B
Date: 7-24-08	File: COOPER SENIOR 2008rev2.DWG
K.P.B. File No.: 2008-132	

WARD REC DIST

August 12 2008

11:18 AM

Noted By Mullikin

188





LMD 08-25

QUITCLAIM DEED

The GRANTOR, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Assembly Ordinance 2005-06 (Mayor) Substitute, enacted March 1, 2005, as amended by Ordinance 2008-11 (Mayor, Long Substitute) conveys and quitclaims unto the GRANTEE, COOPER LANDING SENIOR CITIZEN CORPORATION, INC., whose address is P.O. Box 552, Cooper Landing, Alaska 99572, all interest it has, if any, in the following described real property:

Lot 2B Cooper Landing Senior Campus 2008 Addition, according to Plat No. 2008-12 on file in the Seward Recording District, Third Judicial District, State of Alaska, Containing 8.394 acres

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances hereto, and

SUBJECT TO any taxes and assessments, exceptions, reservations, restrictions, conditions, covenants, easements, rights-of-way, encroachments either of record or ascertainable by physical inspection.

FURTHER SUBJECT TO a condition on use of the land described above to planning, design, site preparation, development, construction and operation of senior facilities, i.e., senior housing and senior center and other associated public purposes. If the parcel is not primarily used for these public purposes for any continuous period of one year, the Kenai Peninsula Borough may foreclose the deed of trust, or if the parcel has been purchased it will be forfeited to the borough, for failure to comply with this condition unless otherwise agreed upon in writing by the borough and CLSCCI. "Used for these public purposes" includes planning, design, site preparation and development as well as on-site uses.



LMD 05-10

CORRECTIVE QUITCLAIM DEED

The GRANTOR, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Assembly Ordinance 2005-06 (Mayor's) Substitute, enacted March 1, 2005 conveys and quitclaims unto the GRANTEE Cooper Landing Senior Citizen Corporation, Inc., whose address is P.O. Box 555, Cooper Landing, Alaska 99572, (hereinafter referred to as "BUYER")., all interest it has, if any, in the following described real property:

This Corrective Quitclaim Deed is being recorded to correct the legal description of that Quitclaim Deed dated 14 December 2005, Serial Number 2005-001939-0.

Lot 1, Cooper Landing Senior Campus Subdivision, according to Plat No. 2005-24 on file in the Seward Recording District, Third Judicial District, State of Alaska, containing 2.138 acres

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances hereto, and

SUBJECT TO any taxes and assessments, exceptions, reservations, restrictions, conditions, covenants, easements, rights-of-way, encroachments either of record or ascertainable by physical inspection.

FURTHER SUBJECT TO a condition on use of the land described above to planning, design, site preparation, development, construction and operation of senior facilities, i.e., senior housing and senior center and other associated public purposes. In the event grantee does not use, or ceases to use, the described property for these specified senior purposes for any continuous one year period, grantor or grantor's assigns may reenter and repossess the premises; and grantor or grantor's assigns may bring action to regain title to the described property.

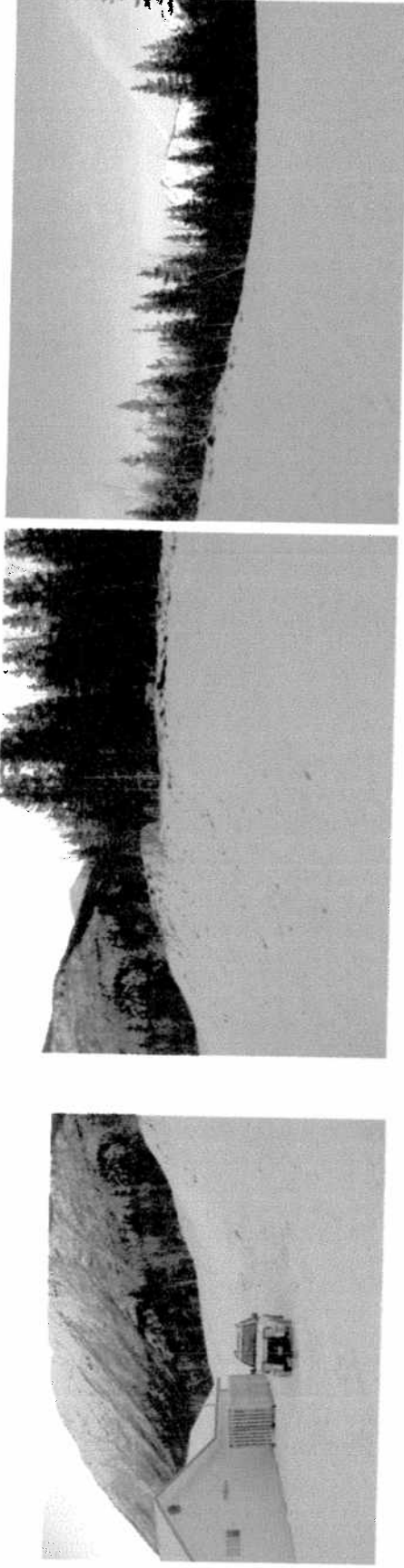


Where? The bus garage/workshop will be built to the west of Ravens View.

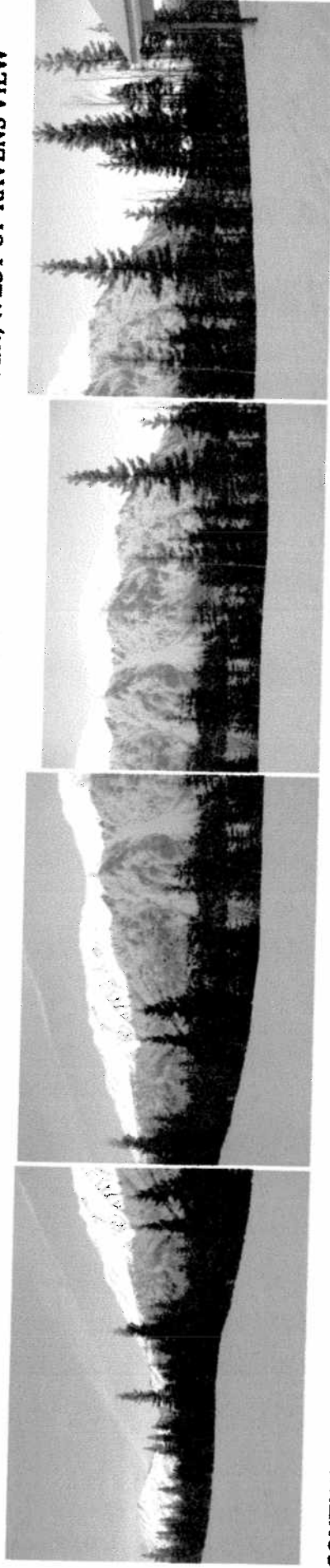
Plats and pictures showing Senior Haven and the construction site.

[illegible]

CAMPUS



VIEWS OF THE AREA WHERE THE GARAGE/WORKSHOP WILL BE BUILT, COOPER LANDING SENIOR HAVEN, WEST OF RAVENS VIEW



CONTINUING A 180 DEGREE VIEW



THIS END OF THE SLOPE IS A GRAVEL DEPOSIT. THE CLEARED AREA IS MUCH LARGER THAN IS NEEDED FOR THE 1200 SQUARE FOOT BUS GARAGE/WORKSHOP SO THAT THERE IS PLENTY OF ROOM FOR MANUEVERING THE BUS AND/OR OTHER VEHICLES.

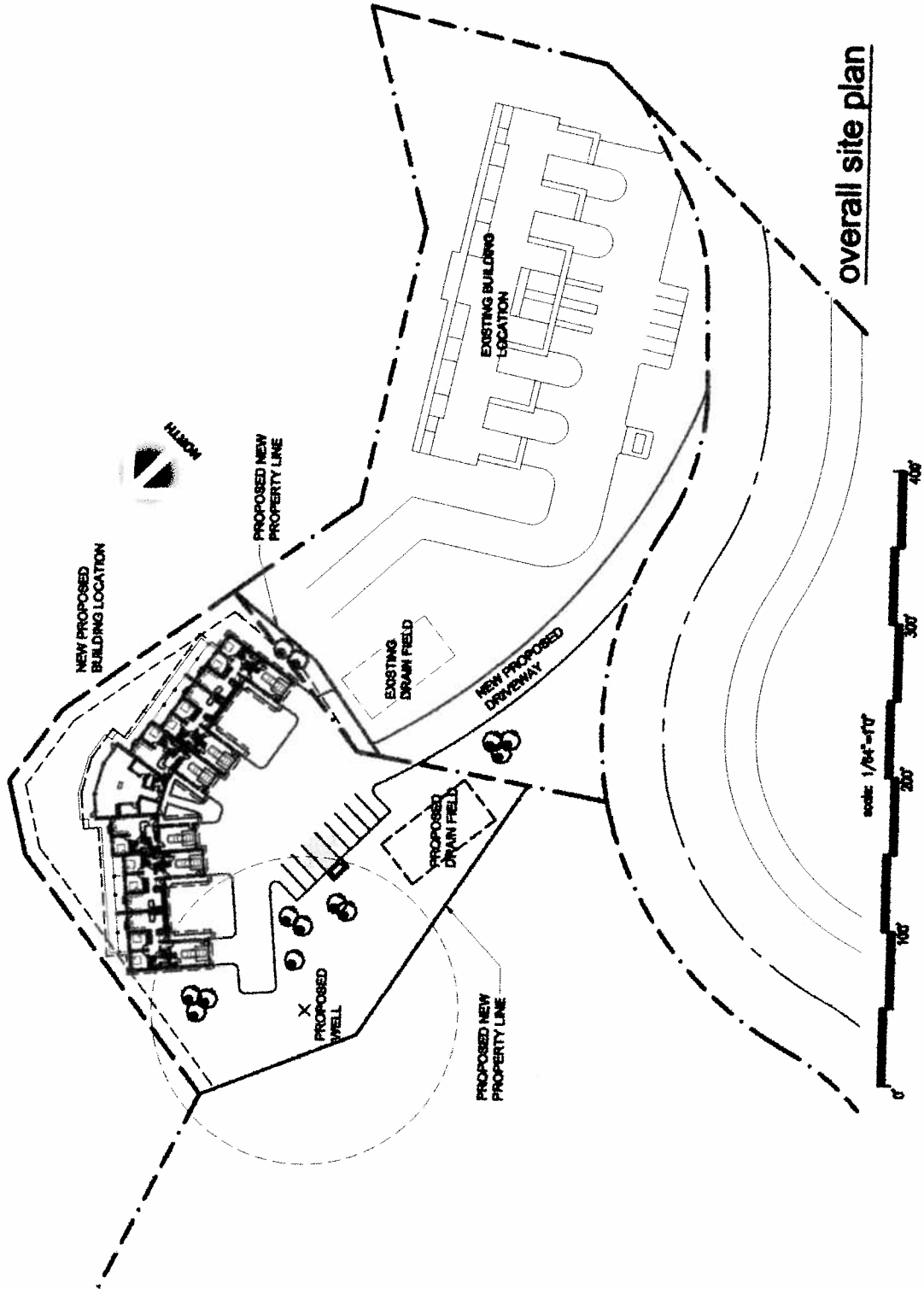
THE CAR IN THE PHOTO TO THE RIGHT IS PARKED IN THE DRIVEWAY TO THE GARAGE SITE.

Photos were taken on a cold January 2010 day.

cooper landing
senior citizen
housing

cooper landing, alaska

Architects Alaska
inc. 10000 10th Avenue, Anchorage, Alaska 99503

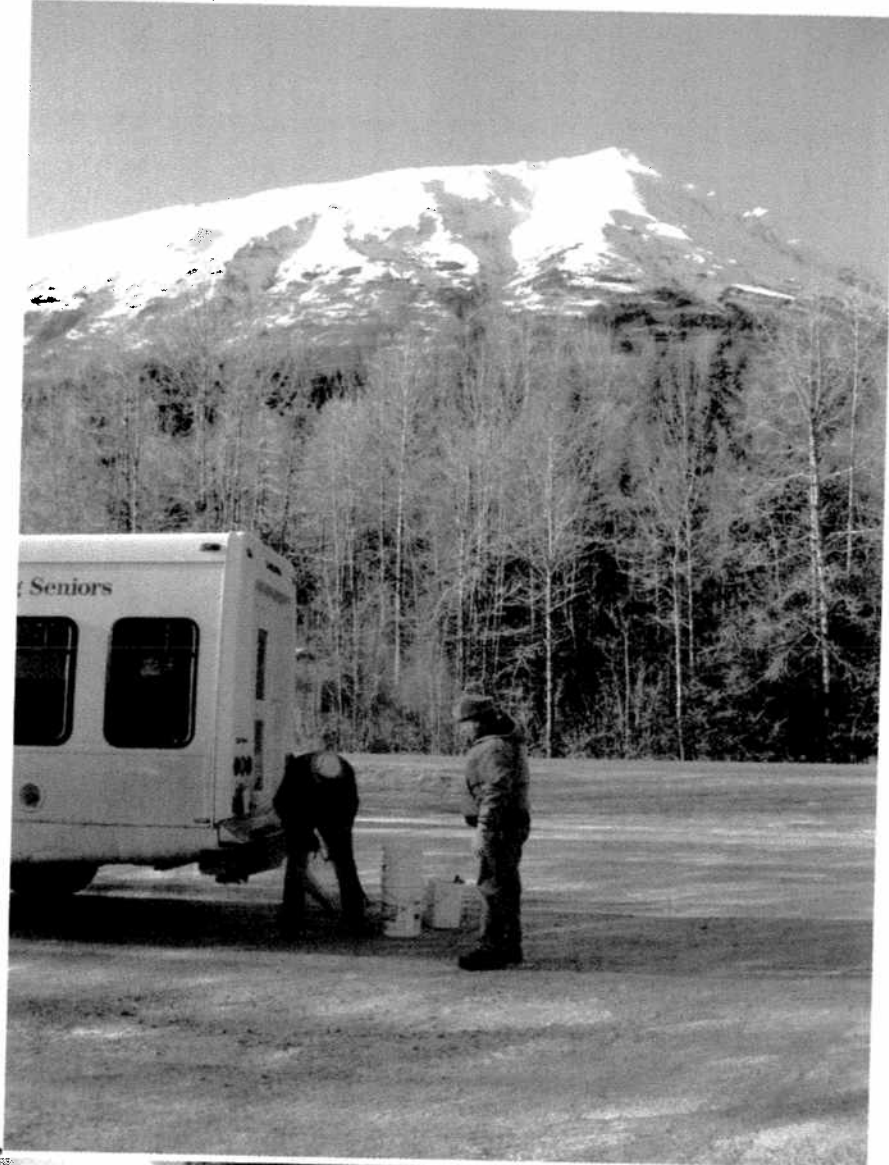




Sexy Senior Dumpster Cleaners at work...
In Cooper Landing,



In Moose Pass,



and in Hope.

Pictures from the most recent CLSCCI fund raiser, the Soup Supper on Jan. 30, 2010. A rib dinner with all the trimmings is scheduled for Feb. 20, 2010 and the annual 3-day Flea Market is set for the third week in May.



CLSCCI President Dr. Ron Sloan and his wife Sue at the Soup Supper



Cooper Landing Volunteer Fire Department conducts exercises at Senior Haven near Eagles View Senior Independent Housing. The senior bus, the Chariot, is the backdrop for demonstrating handling of fire extinguishers.



The Chariot sitting on the newly paved parking area at Eagles View, August 2009.

The Chariot in winter... 2009-2010

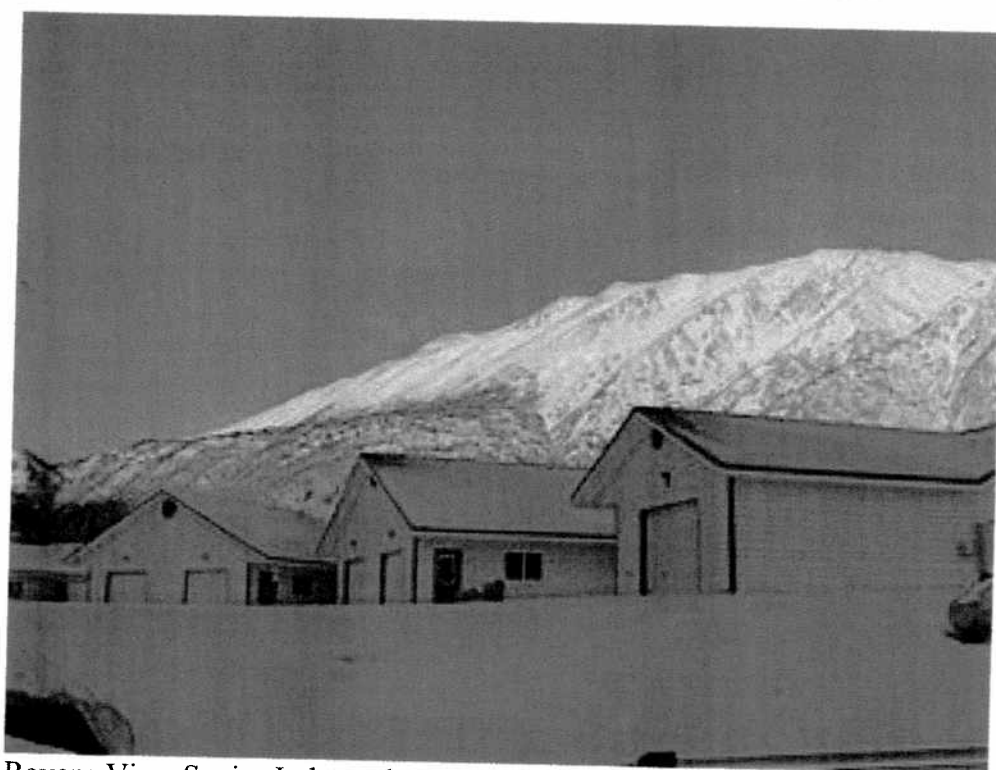


At Eagles View





Eagles View Senior Independent Housing



Ravens View Senior Independent Housing



WHY? GARAGE NEEDED FOR
SAFETY, FOR LONGER BUS LIFE, FOR
COMFORT FOR RIDERS AND BUS
DRIVERS, FOR STORAGE FOR
EQUIPMENT,
FOR WORK SPACE FOR ALL SENIORS

LETTERS OF SUPPORT FROM SENIORS,
RESIDENTS OF SENIOR HAVEN
AND THE COOPER LANDING CHAMBER
OF COMMERCE

Sexy Senior Dumpster Cleaners

Mayme Ohnemus, Agent
P.O. Box 754
Cooper Landing, Alaska 99572
Phone & Fax: (907) 595-1214

February 6, 2010

Ron Sloan, President
Cooper Landing Senior Citizens Corporation, Inc. (CLSCCI)
P.O. Box 552
Cooper Landing, Alaska 99572

RE: Kenai Peninsula Borough capital project request for Cooper Landing -
Bus Garage for Cooper Landing Senior Citizens Corporation, Inc. (CLSCCI)

Dear Mr. Sloan:

A much needed garage to house the senior bus has community support as the number one priority project for the KPB Capital Project request. The community supported this project in previous years and after several meetings around town has once again chosen the garage as a priority project for our community.

I have served as a volunteer driver for the bus since we purchased it in 2002. The bus was parked on our property before CLSCCI obtained land from the Borough. I have first hand experience at the time and effort that goes into cleaning windows and warming the bus during these cold winter months. Dean Birmley, 94 years of age, is a senior volunteer who scrapes ice and snow from the windows and starts the bus before each trip now that the bus is parked at the senior housing facility. His efforts save the volunteer drivers much time having the bus prepared for use before they arrive.

A garage would save time and energy in so many ways, including fuel for warming the bus. As an agent for the Sexy Senior Dumpster Cleaners and a volunteer driver; I appreciate the support of the community and encourage legislative support of a garage for the senior bus.

Sincerely,



Mayme Ohnemus



Cooper Landing Chamber of Commerce & Visitors Bureau

PO Box 700 • Cooper Landing, Alaska 99572 • (907) 595-8888
<http://cooperlandingchamber.com> • info@cooperlandingchamber.com

February 5, 2010

Cooper Landing Senior Citizens Corp.
37325 Snug Harbor Road
PO Box 552
Cooper Landing, AK 99572

Attention: CLSCC Board of Directors
Re: Support for Senior Facility Capital Improvements

Dear Board:

The Cooper Landing Chamber of Commerce has reviewed your request and fully supports your Capital funding through the State of Alaska. This funding would provide a much needed improvement to your facility of a garage/shop building which heretofore has not obtained funding priority. It is our understanding this improvement would be constructed at the Cooper Landing Senior Living facility.

Ravens View and Eagles View residential facility is an important part of Cooper Landing's endeavor to provide a high quality of life for many of our senior citizens, by not only establishing safe and high quality living areas, but additionally providing weekly bus support trips for your residents to Soldotna and Kenai for doctors appointments and senior shopping needs. To this point funds have not been available to provide for a bus garage or a shop area for your maintenance needs, we appreciate that this now is of highest priority for the Senior Housing and that you have been placed as number one priority for Cooper Landing on the Kenai Peninsula Borough's Capital Funding requests submitted to our State Legislators.

We would like to place our support behind your efforts to receive Capital Funding for this project and look forward to assisting in any manner possible in the future.

Respectfully,

Carrie L. Williams
President

P. O. Box 757

Cooper Landing, AK 99572

February 5, 2010

Senator Gary Stevens

State Capitol Building

Juneau, AK 99801


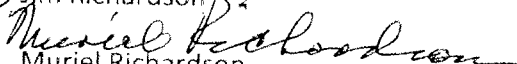
Dear Senator Stevens:

We are writing in support of funding for a garage for the Cooper Landing Seniors' vehicles. The garage will provide protection from the weather, and make them easier to maintain and to start in the winter. It would also have a workshop for odd jobs that need to be done at the senior housing complex. The garage would be located on the Cooper Landing Seniors' property next to the senior housing units.

This project would be a big help in keeping the senior vehicles in good condition, and ready to use.

We would appreciate your help in securing this funding.

Sincerely,


Jim Richardson

Muriel Richardson

RECEIVED
2-5-10

via email to CLSCC office

P. O. Box 757

Cooper Landing, AK 99572

February 5, 2010

Representative Paul Seaton

State Capitol Building

Juneau, AK 99801

Dear Representative Seaton:

We are writing in support of funding for a garage for the Cooper Landing Seniors' vehicles. The garage will provide protection from the weather, and make them easier to maintain and to start in the winter. It would also have a workshop for odd jobs that need to be done at the senior housing complex. The garage would be located on the Cooper Landing Seniors' property next to the senior housing units.

This project would be a big help in keeping the senior vehicles in good condition, and ready to use.

We would appreciate your help in securing this funding.

Sincerely,

Jim Richardson
Jim Richardson
Muriel Richardson
Muriel Richardson

RECEIVED
2-5-10

via email in CSCCI office

February 4, 2010

To Whom It May Concern:

In 2002 the Cooper Landing Senior Citizen Corporation, Inc. (CLSCCI) purchased a ten (10) passenger bus, with a handicapped lift, to provide transportation for Seniors in the Cooper Landing area. In the initial architectural plans for the Snug Harbor Senior Haven Campus, an attached garage/workshop was included with the first independent senior housing project because of the following concerns:

1. SAFETY-Danger of falling for Seniors who are responsible to clear windows, hood, etc. of frost, ice and snow before driving the bus. Ice and snow create slippery conditions, and a hazard of falling when clearing windows for travel. The bus is high and it is difficult to reach required areas. Often it is necessary to stand on a stool. Another hazard! Exposure to extreme cold in preparing the vehicle for use is also a factor, especially for Seniors.
2. LIFE OF VEHICLE/EXPENSE-Constant unsheltered parking in all kinds of inclement weather shortens the life of any vehicle, and creates additional expense. CLSCCI is certainly aware that this has been happening since "The Chariot" was purchased new in 2002.
3. MAINTENANCE/WORKSHOP-A need to have an inside maintenance area, as well as a workshop space for projects, is an additional benefit. It is also beneficial for retired male residents and Seniors in the community who often find it difficult to keep themselves active during the winter months-an important factor in retirement.

Due to increased cost of the housing project, the attached garage/workshop had to be eliminated at the time of building. Since the need is still very much of a concern, a request for funds for a stand alone garage/ workshop has again been included in the Capital Project for Cooper Landing. CLSCCI has basic structural plans for this need, and owns the land on which to build the garage/workshop. However funds have not been available to build.

As a Cooper Landing resident, I see the need, particularly from a safety perspective. I strongly support this funding request, and ask for your support.

Respectfully,



Jacqueline A. Greenman
38552 Snug Harbor Road
P.O. Box 629
Cooper Landing, Alaska 99572

Anna Belle Engbers
37325 Snug Harbor Road
PO Box 629
Cooper Landing, AK 99572

February 5, 2010

To Whom It Concerns:

As a resident of the Snug Harbor Senior Haven in Cooper Landing, I strongly support the funding for the bus and work shop building on the senior housing property as requested in the Capital Project for Cooper Landing.

My concern is for the seniors' safety as they prepare the bus for use with clearing the windows of ice and snow. Shoveling the snow around the bus with its height is very difficult. The bus has to be warmed up and that takes a while and is expensive.

The bus has weathered the outside now for eight years and has taken its toll. The mechanics say "You will need a new vehicle soon." So we hope to have a second one, but need a building for it.

A maintenance shop and workshop is necessary for maintaining the vehicles and for the residents to have a workshop. It is complete in one useful building.

As a member of Cooper Landing Senior Citizen Corp. Inc., I have had responsibilities concerning the care of the bus. I hope you support our efforts and concerns for safety and care for our equipment.

Respectfully,


Anna Belle Engbers

Marjorie Van Kooten
POB 629
Cooper Landing, AK 99572

February 5, 2010

To Whom It May Concern:

I am writing in support of the Capital Project for Cooper Landing, a garage/workshop for the Cooper Landing Senior Citizens Corporation, Inc. (CLSCCI) I have three primary concerns in support of the project.

- a. Safety
Cleaning the snow and ice off the van which is currently parked outside creates a hazard since the van is high and the paved parking lot is slippery. A stool is often required to reach the top creating an additional danger.
- b. Life of the Van
The bus deteriorates more rapidly when it is exposed to the elements at all times. The additional maintenance costs make it more difficult to stay within a tight budget.
- c. Maintenance/workshop
This area will be used for general maintenance purposes as well as a place where Seniors, especially the retired men, can work on personal projects. Staying active is an important part of remaining healthy.

Thank you for your consideration of this project.



Marjorie Van Kooten
Member and Past President of the CLSCCI Board

Jean McGee
POB 515
Cooper Landing, AK 99572

Feb. 5, 2010

Senator Gary Stevens
State Capitol Building
Juneau, AK 99801

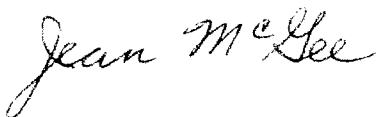
Dear Senator Stevens:

As a resident of Eagles View Cooper Landing Senior Housing for 2 ½ years, I am aware of the need for a garage for our bus, lovingly called "The Chariot." The weather is often cold, snowy, and wet, and it's hard on the condition of our bus. As a volunteer with the Sexy Senior Dumpster Cleaners, we are out every Monday and travel to several sites in Moose Pass, Cooper Landing, and Hope averaging over 140 miles a week, year-round. The condition of the bus would be improved if we could garage it and I'm sure it would last longer, too. We also use the bus for our weekly shopping and appointments in Soldotna.

I hope you have us in mind as the garage would really help maintain and add longer life to our bus as well as cut down on the under-carriage repairs to our vehicle.

Thanks for your concern.

Sincerely,

A handwritten signature in cursive script that reads "Jean McGee". The signature is written in dark ink and is positioned above the printed name.

Jean McGee